



Roxann Wedegartner
Mayor

City of **GREENFIELD, MASSACHUSETTS**

PLANNING BOARD

City Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
eric.twarog@greenfield-ma.gov • www.greenfield-ma.gov

Members:

Twarog, Eric
Director, Planning & Dev.

Allen, Jim (2022)
McMahan, Amy (2021)
Pottern, Jamie (2021)
Roberts, Charles (2020)
Touloumtzis, George (2021)

GREENFIELD PLANNING BOARD **Minutes of March 5, 2020** **6:00 p.m.**

John Zon Community Center
35 Pleasant Street

Joint Public Hearing

- a. **(Continued from February 11, 2020): Joint Public Hearing of the EDC/Planning Board on the Proposed Zoning Amendments Initiated by Councilors Tim Dolan and Otis Wheeler.**

Chairman Charles Roberts called the Planning Board meeting open at 6:00 p.m.

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time. Samantha Wood of the Montague Reporter responded yes.

PB MEMBERS PRESENT: Charles Roberts, Chair; Jamie Pottern, Clerk; Jim Allen; and Amy McMahan

PB MEMBERS ABSENT: George Touloumtzis

ALSO PRESENT: Eric Twarog, Director of Planning and Development; Melina Bourdeau, Greenfield Recorder; and members of the public

Chairman Tim Dolan called the Economic Development Committee meeting open at 6:00 p.m.

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time. Samantha Wood of the Montague Reporter responded yes.

EDC MEMBERS PRESENT: Tim Dolan, Chair; Philip Elmer; Norman Hirschfeld; and Virginia DeSorgher

EDC MEMBERS ABSENT: Edward Jarvis

Roberts read public comments into the record submitted by David Singer, 377 Main Street, Suite 9; Rachel Lindsay, 42 Highland Avenue; Margo Jones, 28 Chestnut Hill; and Sandy Thomas, 38 Orchard Street.

Public Input



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Nancy Hazard, 30 Spring Terrace, Greenfield

Ms. Hazard referenced Greenfield's Sustainable Master Plan recommendations related to increasing density in the urban core area of Greenfield. She stated that since the last public hearing, she has additional thoughts on the proposed zoning amendments. The urgency of the housing crisis in Greenfield has become clear to her. She supports the proposed zoning amendments because they would address the housing crisis by increasing density.

Mayor Roxann Wedegartner

Mayor Wedegartner stated that she generally supports the ideas put forth. Her primary concerns are concerns about process. She believes that each of these deserves a separate hearing and process due to the nature and extent of the proposals. She stated that additional study is necessary, particularly in the Urban Residential (RA) District. She stated that when considering these proposed zoning amendments, we should consider and honor the way Greenfield has been built out. A holistic review of the current zoning districts should be done. She reviewed the legal process of zoning amendments with the Planning Board and EDC.

Otis Wheeler, City Council Vice-President

Stated that he disagrees with David Singer's belief that the proposed zoning amendments are being fast-tracked. He reviewed the public process that has taken place so far and that he and Councilor Dolan take all public input seriously. They would consider tabling proposed amendments that do not have broad public support such as the parking regulation proposed amendments.

John Bailey, 32 West Street, Greenfield

Stated that given his personal experience with the definition of "family" in Greenfield, he supports the proposed amendment to change it.

Garth Shaneyfelt, 26 Grinnell Street, Greenfield

Stated that he supports the proposed zoning amendments and that a version of them gets adopted.

Dorothy McIver, 88 Columbus Avenue, Greenfield

Supports the new definition of family. Stated that she believes that the urban core area of Greenfield needs additional benches and other amenities in terms of walkability in the Downtown area. Public transportation needs to be improved in the Downtown area if density is to be increased. Homelessness needs to be addressed as well.

Alyssa Cott, 172 Highland Avenue, Greenfield

Stated that she supports the proposed zoning amendments.

Doug Wight, 237 Conway Street, Greenfield

Stated that he supports the proposed zoning amendments particularly the proposed new definition of family.



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Joseph Stafford Giguere, 173 Deerfield Street, Greenfield

Supports the proposed new definition of family.

MOTION: Moved by Pottern, seconded by Allen, and voted 4:0 to close the public hearing at 6:44 p.m.

EDC Chair Dolan announced that the EDC will be deliberating on the proposed zoning amendments at their meeting at 6:00 p.m. on Tuesday, March 10, 2020 in the 2nd Floor Meeting Room of City Hall. The EDC adjourned their meeting at 6:49 p.m.

Regular Planning Board Meeting

Approval of Minutes:

The Board tabled the approval of the meeting minutes from February 11, 2020 and February 20, 2020 to the next Planning Board meeting.

ZBA Recommendations:

- a. Application of Herbology Group, Inc. for property located at 8 Woodard Road (Assessor's Map 45, Lot 10), which is located in the General Commercial (GC) Zoning District, for a modification of the approved Special Permit pursuant to Sections 200-7.17, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the operation of Marijuana Retailer and a Registered Marijuana Dispensary (RMD) at this location.

The following project proponents were present: Tony Capachietti, Hayes Engineering; and Drew Breuninger, Pleasanttrees. Mr. Capachietti presented the revised plans and the Project to the Board. He handed out six (6) copies of the revised plan set and three (3) copies of the Storm Water Management Report. The Board inquired on proposed hours of operation. Mr. Capachietti responded that they intend to keep the hours of operation the same as approved by the Zoning Board of Appeals which are 9:00 a.m. to 10:00 p.m. Mr. Capachietti reviewed the off-street parking for the facility and stated that since there are now about 40 dispensaries in the state, that traffic should not be an issue. Roberts inquired on lighting for the project. Mr. Capachietti responded that all lighting will be shielded dark sky compliant lighting. Roberts inquired on building materials for the outside of the building. Mr. Capachietti responded fiber cement building material. McMahan inquired on bicycle racks for the facility. Mr. Capachietti responded that they have not proposed any bicycle racks but agreed to add six (6) bicycle spaces.

MOTION: Moved by Pottern, seconded by McMahan, and voted 4:0 to forward a positive recommendation to the ZBA on the application of Herbology Group, Inc. for property located at 8 Woodard Road (Assessor's Map 45, Lot 10), which is located in the General Commercial (GC) Zoning District, for a modification of the approved



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Special Permit pursuant to Sections 200-7.17, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the operation of Marijuana Retailer and a Registered Marijuana Dispensary (RMD) at this location with the agreed upon suggestion of adding six (6) bicycle spaces for the facility.

- b. Application of Steve Kubisch for property located at 843 Country Club Road (Assessor's Map R19, Lot 13B), which is located in the Rural Residential (RC) Zoning District, for a Special Permit pursuant to Sections 200-5.3(E2), 200-7.16, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the installation of one 21 foot high 8.16 kW DC, dual axis tracker solar PV array at this location.

The following project proponents were present: Installers Claire Chang and John Ward of the Greenfield Solar Store; and property owner Steve Kubisch. Ms. Change reviewed the project with the Board. She stated that the proposed array will be 330 feet from the western property line, 530 feet from the eastern property line, 1,145 feet from the southern property line and 40 feet from the north property line. The tracker is located more than 150 feet from the septic tank and leach field. The solar array will not be visible to any abutter except one during the winter months. The Board had no issues with this request.

MOTION: Moved by Pottern, seconded by McMahan, and voted 4:0 to forward a positive recommendation to the ZBA on the application of Steve Kubisch for property located at 843 Country Club Road (Assessor's Map R19, Lot 13B), which is located in the Rural Residential (RC) Zoning District, for a Special Permit pursuant to Sections 200-5.3(E2), 200-7.16, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the installation of one 21 foot high 8.16 kW DC, dual axis tracker solar PV array at this location.

Board and Staff Reports

Roberts gave an update on the last Library Building Committee meeting to the Board. The Committee has approved the general layout design of the interior of the building. The next step is to review and approve the façade and outside of the building.

Adjournment:

MOTION: Moved by Pottern, seconded by Allen, and voted 4:0 to adjourn the Planning Board meeting at 7:39 p.m.

Respectfully Submitted,



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Eric Twarog, AICP
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